

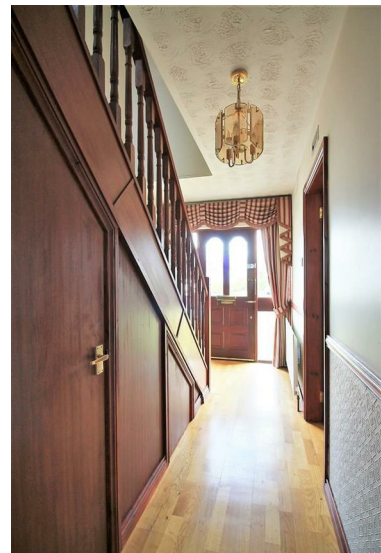


7 Victoria Close, Ballyclare, BT39 9YN

- Semi Detached Villa
- Lounge; Separate Dining Room
- Bathroom With White Suite
- Conservatory
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Fired Central Heating
- Private Driveway
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £119,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door and matching side screens. Engineered timber flooring. Stairwell to first floor. Access to under stairs store.

LOUNGE 12'10" x 12'4"

Open fire in tiled fireplace with mahogany surround. Fitted shelving unit. Engineered timber flooring.

DINING ROOM 9'9" x 8'0"

Engineered timber flooring. Open arches to kitchen and conservatory.

CONSERVATORY widest points

In PVC double glazed frame with matching French doors to rear garden. Engineered timber flooring.



KITCHEN WITH INFORMAL DINING AREA widest points

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface area. Matching breakfast bar area unit. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with retractable extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Glass fronted display cabinet. Splash back tiling to walls. Tiled floor. Hardwood glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'6" x 9'9"

Wood laminate floor covering.

BEDROOM 2 12'6" x 9'0"

BEDROOM 3 9'2" x 6'10"

BATHROOM

White three piece suite comprising bath, pedestal wash hand basin and WC. Electric shower unit and glass shower screen over bath. Part tiling to walls.

EXTERNAL

Front garden finished in lawn.

Private driveway finished in asphalt.

Rear garden finished in timber decking and decorative stone.

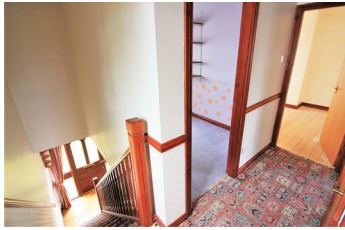
Oil fired central heating boiler.

PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Spacious, three bedroom / two+ reception, semi detached villa with conservatory extension to rear, occupying an end of cul de sac position within the popular Victoria Close development, situated off Victoria Road, Ballyclare. The property comprises entrance hall, lounge with open fire, separate dining room with open arch leading to conservatory, kitchen with informal dining area, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys private driveway finished in asphalt, front garden finished in lawn, and rear garden finished in timber decking and decorative stone. Other attributes include oil fired central heating and convenient location. Ideal first time buy / buy to let investment alike. The property is in need of modernisation as generously reflected within the marketing figure. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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